

Message Text

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21

ACTION NEA-10

INFO OCT-01 ISO-00 FBOE-00 SY-05 OC-05 CCO-00 SSO-00 /021 W

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O R 020845Z NOV 75

FM USINT BAGHDAD

TO SECSTATE WASHDC IMMEDIATE 2484

INFO AMEMBASSY BEIRUT

UNCLAS USINT BAGHDAD 1105

E.O. 11652: N/A

TAGS: ABLD, ASEC, IZ

SUBJ: NEW OFFICE SPACE

REF: BAGHDAD 1081; B. STATE 250058

1. DURING MEETING WITH LANDLORD ON OCTOBER 29, WE WERE ABLE TO
GET FURTHER INFORMATION ABOUT BUILDING AS REQUESTED IN PARA 2
REF B. FOLLOWING ARE DATA REQUIRED BY 6 FAM 721.3 A (5):

A. NET LEASED AREA: LANDLORD SAYD AREA IS APPROX 6600
SQ FT PER FLOOR.

B. ANNUAL RENT: ID 12,000 FOR SINGLE BUILDING. ADDITIONAL
SMALL BUILDING IS AVAILABLE FOR AN ADDITIONAL ID 2,000, BRINGING
TOTAL TO ID 14,000 (ALL COSTS PROGRAM-NO SAS);

C. INITIAL TERM OF LEASE: LANDLORD SAID HE WILLING TO GRANT
INITIAL TERM OF SEVEN (7) YEARS;

D. NUMBER AND DURATION OF RENEWAL OPTIONS: LANDLORD SAID HE
WOULD BE WILLING GRANT INDEFINITE NUMBER OF THREE-YEAR RENEWAL
PERIODS; WITH RENTALS TO BE AGREED AT TIME OF RENEWAL;

E. OPTION TO PURCHASE: LANDLORD SAID HE WILLING CONSIDER
PURCHASE OPTION. PRICE WAS GIVEN AS ID 200,000, PLUS ANY TAXES
AND FEES (ESTIMATED AT 15 PERCENT);

F. SAFETY REQUIREMENTS: WE UNAWARE OF ANY LOCAL SAFETY CODE
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REQUPRFMENTS;

G. FLOOR-LOAD DATA: LANDLORD UNABLE TO GIVE US FLOOR-LOAD DATA. HOWEVER, FACT THAT BUILDING HAS SERVED AS ROMANIAN EMBASSY (WITH FULL COMMUNICATIONS) FOR 14 YEARS INDICATES THAT FLOOR STRENGTH NOT A SERIOUS PROBLEM. FROM OUTSIDE, BUILDING APPEARS TO BE OF STURDY CONSTRUCTION.

H. EMERGENCY EXITS: BUILDING HAS DOORS ON FIRST FLOOR (TWO), SECOND FLOOR (FIVE), THIRD FLOOR (FOUR), AND ROOF (ONE). THERE ARE NO RPT NO FIRE ESCAPES. DOORS ON THIRD FLOOR AND ROOF LEAD TO BALCONIES-NOT STAIRS;

I. LIGHT AND POWER: 220 VOLT AC, 50 CYCLE, THREE PHASE. LANDLORD SAYD THERE IS SEPERATE THREE PHASE LINE TO EACH FLOOR. WE ARE ALSO INFORMED THAT ADDITIONAL LINES ARE READILY AVAILABLE IF REQUIRED.

2. WE ARE SUBMITTING DRAWINGS TO RSO BEIRUT AS PROMISED IN REF A. THESE ARE NOT BLUEPRINTS, BUT SKETCHES DRAWN AT USINT.

3. PRINCIPAL OFFICIER AND ADMINISTRATIVE OFFICER HAVE EACH EXAMINED PART OF PREMISES AND IN VIEW OF REPORTED INTEREST IN BUILDING BY OTHER PARTIES WE RECOMMEND THAT DEPARTMENT AUTH-ORIZE US TO CONCLUDE LEASE ASAP.
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